

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Bellflower

State: CA

PJ's Total HOME Allocation Received: \$7,328,578

PJ's Size Grouping*: C

PJ Since (FY): 1995

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State: 92				
% of Funds Committed	92.17 %	91.11 %	38	91.92 %	48	52	
% of Funds Disbursed	83.04 %	82.09 %	39	82.65 %	39	40	
Leveraging Ratio for Rental Activities	9.71	5.72	1	4.67	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	79.15 %	73.27 %	42	81.09 %	22	23	
% of Completed CHDO Disbursements to All CHDO Reservations***	19.60 %	62.86 %	82	68.72 %	4	3	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	31.18 %	77.58 %	83	79.93 %	3	2	
% of 0-30% AMI Renters to All Renters***	1.61 %	40.22 %	83	44.94 %	0	0	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	92.47 %	92.30 %	62	94.87 %	23	21	
Overall Ranking:			In State: 77 / 92		Nationally: 13 9		
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$10,559	\$32,812		\$25,717	186 Units	74.40 %	
Homebuyer Unit	\$20,739	\$20,065		\$14,669	24 Units	9.60 %	
Homeowner-Rehab Unit	\$8,534	\$26,734		\$20,391	40 Units	16.00 %	
TBRA Unit	\$0	\$2,804		\$3,201	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Bellflower CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$112,833	\$141,265	\$9,409
State:*	\$128,033	\$110,407	\$27,687
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 0.3 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.04

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	40.5	31.8	60.0	0.0	Single/Non-Elderly:	1.7	4.5	17.5	0.0
Black/African American:	20.2	18.2	17.5	0.0	Elderly:	98.3	0.0	65.0	0.0
Asian:	6.9	0.0	0.0	0.0	Related/Single Parent:	0.0	13.6	0.0	0.0
American Indian/Alaska Native:	0.6	0.0	0.0	0.0	Related/Two Parent:	0.0	77.3	10.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	0.0	4.5	7.5	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.6	0.0	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	8.1	4.5	0.0	0.0					
Asian/Pacific Islander:	0.0	0.0	0.0	0.0					
ETHNICITY:									
Hispanic	23.1	45.5	22.5	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	91.9	0.0	32.5	0.0	Section 8:	9.2	0.0 [#]		
2 Persons:	5.8	27.3	40.0	0.0	HOME TBRA:	1.2			
3 Persons:	1.2	9.1	17.5	0.0	Other:	1.7			
4 Persons:	0.0	31.8	2.5	0.0	No Assistance:	87.9			
5 Persons:	0.0	27.3	5.0	0.0					
6 Persons:	0.0	4.5	2.5	0.0					
7 Persons:	0.0	0.0	0.0	0.0					
8 or more Persons:	1.2	0.0	0.0	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			189	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Bellflower

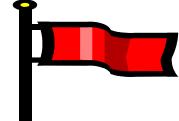
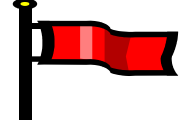
State: CA

Group Rank: 13
(Percentile)

State Rank: 77 / 92 PJs

Overall Rank: 9
(Percentile)

Summary: 2 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	79.15	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	19.6	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	31.18	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	92.47	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	2.1	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

